

19CF9812

ADMINISTRATIVE		ARREST / NOTICE TO APPEAR Juvenile Referral Report		1 Arrest 2 NTA.		3. Request for Warrant 4. Request for Capias		3		Juvenile	
OBTS Number		Agency ORI Number FLO 500000		Agency Name PALM BEACH COUNTY SHERIFF'S OFFICE		Agency Report Number 18-093008					
Charge Type: Check as many as apply.		☒ 1. Felony ☐ 2. Traffic Felony		☐ 3. Misdemeanor ☐ 4. Traffic Misdemeanor		☐ 5. Ordinance ☐ 6. Other		If Weapon Seized		Multiple Clearance Indicator	
Location of Arrest (including Name of Business)		File		Location of Offense (Business Name, Address) 5400 Champion Blvd. Boca Raton, FL 33496							
Date of arrest		File		Booking Date		Booking Time		Jail Date		Jail Time	
Name (Last, First, Middle)		Modica, Korinne Michelle		Alias (Name, DOB, Soc. Sec. #, Etc.) Korinne Brownlee							
Race W - White I - American Indian B - Black O - Oriental/Asian		W		Sex F		Date of Birth 09/13/1985		Height 5'6		Weight 110	
Eye Color unknown		Hair Color Brown		Complexion Medium		Build Small					
Scars, Marks, Tattoos, Unique Physical Features (Location, Type, Description)		unknown		Marital Status married		Religion unknown		Indication of: Alcohol Influence ☐ Y ☐ N ☐ Unk. ☐			
Local Address (Street, Apt. Number)		7482 Kingsley Court		(City) Lake Worth		(State) FL		(zip) 33467		Phone (561) 504-8359	
Permanent Address (Street, Apt. Number)				(City)		(State)		(zip)		Residence Type: 1. City ☐ 3. Florida ☐ 4. Out of State ☐ 1	
Business Address (Name, Street)				(City)		(State)		(zip)		Address Source DAVID	
D/L Number, State M320-513-85-833-0 (FL)		Soc. Sec. #		INS Number		Place of Birth (City, State) Florida		Citizenship US			
Co-Defendant Name (Last, First, Middle)				Race		Sex		Date of Birth		☐ 1. Arrested ☐ 3. Felony ☐ 2. At Large ☐ 4. Misdemeanor ☐ 5. Juvenile	
Co-Defendant Name (Last, First, Middle)				Race		Sex		Date of Birth		☐ 1. Arrested ☐ 3. Felony ☐ 2. At Large ☐ 4. Misdemeanor ☐ 5. Juvenile	
☐ Parent ☐ Legal Custodian Other:		Name (Last)		(First)		(Middle)		Residence Phone ()			
Address (Street, Apt. Number)				(City)		(State)		(zip)		Business Phone ()	
Notified by: (Name)				Date		Time		Juvenile Disposition 1. Handled/processed within Dept. and Released. 2. TOT HRS/DYS 3. Incarcerated			
Released To: (Name)				Relationship				Date		Time	
The above address was provided by ☐ defendant and / or ☐ defendant's parents. The child and / or parent was told to keep the Juvenile Court Clerk's Office (Phone 355-2526) informed of any change of address. Yes, by (Name) No: (Reason)								School Attended		Grade	
Property Crime? 1 Yes ☐ No		Description of Property						Value of Property			
Activity N. N/A P. Possess		S. Sell B. Buy T. Traffic		R. Smuggle D. Deliver E. Use		K. Dispense Distribute		M. Manufacture/ Produce/ Cultivate		Z. Other	
Charge Description Organized Scheme to Defraud		Counts 1		Domestic Violence ☐ Y ☒ N		Drug Type N. N/A A. Amphetamine		B. Barbiturate C. Cocaine E. Heroin		H. Hallucinogen M. Marijuana O. Opium/Deriv	
Drug Activity N		Drug Type N		Amount / Unit N/A		Offense # 18-093008		Statute Violation Number 817.034(4a1)		Violation of ORD #	
Charge Description Grand Theft (over \$20,000)		Counts 1		Domestic Violence ☐ Y ☒ N		Statute Violation Number 812.014(2b1)		Warrant / Capias Number		Bond 130017	
Drug Activity N		Drug Type N		Amount / Unit N/A		Offense # 18-093008		Statute Violation Number		Violation of ORD #	
Charge Description		Counts		Domestic Violence ☐ Y ☒ N		Statute Violation Number		Warrant / Capias Number		Bond	
Drug Activity		Drug Type		Amount / Unit		Offense #		Statute Violation Number		Violation of ORD #	
Charge Description		Counts		Domestic Violence ☐ Y ☒ N		Statute Violation Number		Warrant / Capias Number		Bond	
Drug Activity		Drug Type		Amount / Unit		Offense #		Statute Violation Number		Violation of ORD #	
Location (Court, Room Number, Address)											
Court Date and Time											
Month		Day		Year		Time		A.M.		P.M.	
I AGREE TO APPEAR AT THE TIME AND PLACE DESIGNATED TO ANSWER THE OFFENSE CHARGED OR TO PAY THE FINE SUBSCRIBED I UNDERSTAND THAT SHOULD I WILLFULLY FAIL TO APPEAR BEFORE THE COURT AS REQUIRED BY THIS NOTICE TO APPEAR, THAT I MAY BE HELD IN CONTEMPT OF COURT AND A WARRANT FOR MY ARREST SHALL BE ISSUED											
Signature of Defendant (or Juvenile and Parent/ Custodian)											
Date Signed											
HOLD for other Agency Name		Signature of Arresting Officer x Det. Amy Thomas		Name Verification (Printed by Arrestee)							
☐ Dangerous ☐ Suicidal		☐ Resisted Arrest ☐ Other:		Name of Arresting Officer (Print) Detective Amy Thomas		I.D. # 9475		(PRINT)			
Take Deputy		I.D. #		Pouch #		Transporting Officer		I.D. #		Agency	
Witness here if suspect signed with an "X"										PAGE 1 OF 1	



**PALM BEACH COUNTY SHERIFF'S OFFICE
PROBABLE CAUSE AFFIDAVIT**

OBTS

Charge Type **[3]** 1. Arrest
2. N.T.A.

3. Request for Warrant
4. Request for Capias

Juvenile

Agency ORI Number FL0500000

Agency Report

Charge Type: **[X]** Felony ☐ Misdemeanor ☐ Ordinance
☐ Traffic Felony ☐ Traffic Misdemeanor ☐ Other

Special Notes:

Defendant: **Korinne Michelle Modica**

Alias: Korinne Brownlee Race: White Sex: Female DOB: 09/13/1985

Charge(s): Organized Scheme to Defraud
Grand Theft

Victim: Knightsbridge of Polo Club Homeowner's Association c/o President Brent Barash
Local Address: 16818 Knightsbridge Lane Boca Raton, FL 33484

Local Phone 561-865-2241 or 973-495-1102

Occupation: retired

Business Address:

Business Phone

Address Source: verbal

The undersigned certifies and swears that he has just and reasonable grounds to believe, and does believe that the above named Defendant committed the following violation of law.

The person taken into custody

☐ committed the below acts in my presence.

☐ confessed to _____
admitting to the above facts.

☐ was observed by _____ who told _____ that he/she saw
the arrested person commit the below acts.

☒ was found to have committed the below acts, resulting from my (described)
investigation.

Brent Barash, the President of the Knightsbridge of Polo Club Homeowner's Association (from this point forward referred to as Knightsbridge HOA), reported the following to the Palm Beach County Sheriff's Office: Trex Property Management of Palm Beach, owned by Kenneth Modica, was the property manager for the association until Kenneth retired at the end of 2017. Barash located transactions financial concerns. He found \$47,000 was transferred from the association account to Trex Management, \$25,000 was transferred to Boca Tierra (a homeowner's association managed by Trex Management), and \$20,000 to the Hollows (a homeowner's association managed by Trex Management). Barash advised Knightsbridge of Polo Club Homeowner's Association is not associated with the other two homeowner's associations and they maintain separate budgets from the other associations. Trex Management fees were paid through a separate account and funds should not have been transferred to the business account without authorization.

On 7/16/18 Detective Burlage ID 7913 and I met with Barash who provided a sworn recorded statement advising the following: He is the President of the Knightsbridge HOA and has been for four years. The association consists of 80 units within the Polo Club in Boca Raton. They employed Trex Management as their management company. Trex Management was responsible for the maintenance of shrubs, painting houses, maintaining the roads, pressure washing roofs and drive ways, paying the electricity bill for the lights, maintaining the association's insurance, collecting dues quarterly, paying vendors, and depositing money from the members into the accounts. The dues are \$1,000 per quarter per member.

Kenneth had been the property manager since at least 2008. They never had any problems with him in regards to his work. However, in the last quarter of 2017 payments from members were lost and the money was not deposited. Members paid mostly by check or through the bank. No cash payments were ever accepted. Money orders were also not taken. Kenneth claimed the post office was losing the checks. At the end of the year there was approximately \$60,000 in accounts receivable. Barash advised there should have been around \$5,000 or \$6,000 in accounts receivable. In January of 2018 Kenneth said he was retiring and claimed to have health issues.

Kenneth was responsible for hiring an accountant to prepare quarterly statements and file taxes for Knightsbridge HOA. Kenneth hired Susan Murray. Barash asked for the books and records three times and was not provided with the records. After not receiving the records he realized something was wrong. He contacted the bank and learned there was approximately \$163,000 in their accounts (they have 3 accounts- an operating account, a reserve account, and a money market account). They normally have a \$250,000 average balance. As soon as he learned the bank balances he knew there was a problem.

Trex Management prepared outgoing checks but did not sign them. The checks have to be signed by two officers of the Knightsbridge HOA so they have control of the money going out. The board was unaware that ten years ago the previous board gave Kenneth permission to transfer money out of the account. The bank told Barash money was transferred into Trex Management and two other associations. Once he learned of this he knew money was stolen. They contacted the attorney for Knightsbridge HOA. They attempted to get the books and records; however, up to this point had not received them. They filed a suit to obtain the records (demand letters were issued prior to filing suit).

Barash obtained records from the bank which showed unauthorized transfers into Trex Management and two other associations. Barash thinks the accountant covered up the

theft of the money. They filed a suit against Kenneth and the accountant (Susan Murray). He has never met the accountant.

The Hollows is an association inside Polo Club. \$20,000 was transferred into the Hollows' account. The second association to receive money was Boca Tierra. Boca Tierra was not inside Polo Club, and he had never heard of them prior to this. Boca Tierra's account received \$25,000. The members of the Hollows and Boca Tierra were unaware of the transfers into their accounts until they received notification from Knightsbridge.

Barash spoke to the President of the Hollows, Stan Frank. The Hollows used Trex Management as their management company. The Hollows suffered a monetary loss but he did not know how much. To his knowledge Frank has not contacted law enforcement. Barash also spoke to a representative for Boca Tierra. A letter was sent to Boca Tierra in regards to the return of money belonging to Knightsbridge. Boca Tierra has an attorney representing them. He does not know if Boca Tierra suffered a financial loss.

I asked Barash if any money had been transferred into the Knightsbridge accounts. No money was transferred in.

Barash brought a binder of documents which he explained. The binder contained the names and contact information for current board members, a synopsis of the situation, an Expense Detail Report compiled by the accountant, and additional information obtained from the bank regarding the monetary transfers. Barash highlighted/marked on the statements which transactions were unauthorized and where the funds went. While reviewing the documents in the binder Barash also advised which transfers were unauthorized.

Trex Management was paid approximately \$2,600 every month by check. The funds came out of the operating account. Knightsbridge HOA did not have any business dealings with the Hollows or Boca Tierra.

Barash advised the accountant went into the attorney's office one day and delivered \$25,000 in uncashed checks from Knightsbridge members which I confirmed with him were the lost checks. He did not know if it was all of the lost checks. Kenneth's daughter brought a statement (Expense Detail Account for October through December 2017) prepared by the accountant. He believed the expense information was dropped off in April. Barash pointed out the report showed \$40,000 spent with no name information. He advised the slips provided in the binder would match the information on the expense report. He advised the accountant knew the money was stolen and that's why she did not come in and why the information on the expense report was left blank. I asked if the accountant provided the expense reports quarterly. He advised she did and there were no other issues on the previous reports. The other information on the October to December report was correct. He stated they only have six vendors and 80% of their fees go to Mignano for lawn maintenance. The binder also contained what Barash called an authorization form. The form was signed in 2008 and according to Barash authorized Kenneth to transfer funds.

Barash never gave Kenneth permission to make the transfers from the account. He spoke with the other board members and the board wants to prosecute. Barash advised that Kenneth previously did a good job for Knightsbridge. Barash felt as if something happened but he did not know what.

Barash clarified that dues paid to the master association in Polo Club is separate than the dues paid to Knightsbridge HOA. The Knightsbridge HOA funds would not have been mingled with the master association. Trex Management was not the property manager for the master association.

Barash advised he saw Kenneth two to three times a week. When asked if he noticed any type of physical change in Kenneth in October he advised he did. After the last hurricane Kenneth came to help clean up. Kenneth told Barash he had a small stroke and his blood pressure was up. He advised they had a very good relationship with Kenneth and they liked him. The situation came as a shock to them.

Barash advised he learned through the bank that Kenneth and the other two associations that received unauthorized funds all maintained accounts at the same bank as Knightsbridge HOA (Ever Bank). He went to the bank in March 2018 after Kenneth retired and it was at that point that he discovered the unauthorized transfers.

The above is a synopsis of the statement. For complete details refer to the statement itself which I copied to a CD and turned into Evidence.

On 7/19/18 I spoke with Stanley Frank, the President for the Hollows Homeowner's Association. He stated that without authorization Trex Management made two withdrawals from the account by transferring money into the Trex Management account. The withdrawals occurred in February and were for \$2,000 and \$5,000. The month prior to the money being transferred out \$20,000 was transferred into the Hollows account from the Knightsbridge HOA account. He confirmed the Hollows does not have any dealing with Knightsbridge HOA. They did not know of the receipt of the money into the account until the funds were withdrawn and they noted some irregularities with the account. The information was discovered at the end of February or into March. He agreed to meet with me to provide a statement.

On 8/9/18 I met with Harold Fienberg, Treasurer for Knightsbridge HOA and obtained a sworn statement. Fienberg advised the following: He has been the Treasurer for the Knightsbridge HOA for one or two years and on the board on and off for five years or more. They learned funds were missing from their Reserve account. The funds went missing around the same time the management company advised they would be leaving. They requested records from the management company but kept getting excuses, such as the accountant had the records. They spoke to the accountant who advised they would get the records to them but never did. A box of old records was delivered which he reviewed recently; however, those records only included information on the individual home owner records. The box did not contain any financial records. He believed the box of records was delivered in March. After that they spoke with Kenneth's daughter, Korinne, who works for the management company. Korinne advised she would bring records and missing checks. Korinne brought a balance sheet which was drawn up by the accountant and approximately 25 checks. He was present when the items were delivered as was their attorney and Barash.

Towards the end of 2017 Kenneth told them he was having problems with the post office and checks were not being delivered to him. They thought it was unusual, but Kenneth assured them he had problems with the post office in the past. The checks Kenneth claimed were not received had not been cashed so the funds were not misappropriated. By December/January Kenneth advised he was going to retire; however, he did not advise why. Trex Management was their property manager for 12 to 15 years. Prior to the missing funds they had no problems with Kenneth and he was very attentive to the community.

In February he and Barash went to the bank and obtained records. They learned transfers were being made from the accounts. They were unaware Kenneth was able to make transfers, but the bank showed them a document which authorized the transfers.

He reviewed historical statements and found the discrepancies started around October of 2017. He could not be sure of lost income because of the uncashed checks. They are

unable to determine who owes money without the records. From October 2017 onward he saw funds being transferred out of their accounts. He showed me a spreadsheet he completed which showed money transferred to Trex Management (\$37,000), money transferred to Boca Tierra (\$25,000), and money transferred to the Hollows (\$20,000). He advised Trex Management would have been paid by check, not monetary transfers. He totaled the unauthorized transfers at \$82,000. He advised the transfers occurred from October 2017 to February 2018.

I asked if he authorized Kenneth or anyone with Trex Management to make the transfers in question which he did not. The board wanted to prosecute.

I asked if they had any business dealings with the Hollows or Boca Tierra. He advised they did not. They have been in contact with both associations. The Hollows advised they received the \$25,000 but \$7,000 was transferred out. The Hollows returned \$13,000 of the money and might return the other \$7,000 pending their (the Hollows) investigation. He knows other associations also suffered a financial loss.

The above is a synopsis of the statement. For complete details refer to the statement which was copied to a CD and turned into Evidence.

I obtained a sworn statement from Julia Davis, board member for the Knightsbridge HOA. She advised the following: She has been on the Knightsbridge HOA board for four or five years. They found that a lot of checks sent to Trex Management for the quarterly dues had not been cashed. She called Kenneth and told him her check from September had not been cashed after four months. She was told the check must have gotten lost. She asked if she should stop it and send another, but she thinks they found the check. At the board meeting they learned other people also had their checks lost in the mail. They began to get suspicious and wanted to see records but never got them.

She missed a lot of the meetings due to health reasons; however, board members have made her aware of unauthorized transfers from the Knightsbridge HOA account. She knows funds were transferred to the Hollows and another community but she did not remember the name. She agreed it was fair to say she has not had the same level of involvement in the situation as other board members. She believed there was approximately \$90,000 transferred. She herself has not seen any of the bank statements, and her knowledge of the situation comes from the other board members.

I asked who their contact was with Trex Management. She advised Korinne or Ken (Modica). I asked about the procedure to pay Trex Management. Trex Management was paid by checks signed by two board members. I asked if she authorized Kenneth or anyone within Trex to transfer money from Knightsbridge HOA. She advised she did not nor would she have that authority.

Prior to this situation they did not have any problems with Kenneth. She confirmed the board has met and they do want to pursue charges in the case. I asked her if they were made aware of any changes in Kenneth's personal life around the time the transfers started. He told her his wife had been sick and his nephew died in a motorcycle accident. She denied noticing any changes in his physical appearance.

The above is a synopsis of the statement. For complete details refer to the actual statement which was copied to a CD and turned into Evidence.

On 8/20/18 I obtained a sworn statement from Frank during which he advised the following: He is the President of the Hollows HOA within the Polo Club. Trex Management was their management company for over 15 years. Trex Management gave notice they were leaving; at the same time the President of the Hollows resigned and he (Frank) took over. In

January/February he took over; however, he has been on the board for approximately 5 years. The board asked Trex Management/Ken Modica for financial information. They received excuses for not receiving the financials. They had an HOA meeting in January and were concerned because they had not received the financials.

When he took over as President he went to the bank and obtained records. He found there were unauthorized transactions. On 2/5/18 there was a \$2,000 transfer out of the account. On 2/23/18 there was a \$5,000 transfer out of the account. The bank told him the money was transferred to Trex. He also found an unauthorized transfer of \$20,000 into the account the previous month. The bank told him the funds were from Knightsbridge HOA.

He asked Kenneth what was going on via text. He received a text message from Kenneth on 3/13/18 at 5:29 pm. Kenneth advised the following in the text "Stan I'm not in the office my nephew died in a tragic accident on 95. My office is preparing checks. The accountant will provide financials, I have boxed all the files. Just because in retiring it doesn't mean these items won't be handled. My staff will stay on to provide everything needed. Please be patient. All will be handled." Frank advised they did not receive financials or get anything at all.

Kenneth would submit a bill monthly and they paid him/Trex Management by check. They did not have any prior problems with Kenneth.

He did not authorize Kenneth or anyone with Trex Management to make the transfers out of the account. No one on the board authorized the transfers. It was his understanding that a long time ago the management company was given the opportunity to do online banking, but they were not authorized to make transfers.

They do not have business dealings with Knightsbridge HOA and there was no reason for the transfer of funds into the Hollows account. Although both are in the Polo Club, their funds are not intermingled.

\$13,000 of the \$20,000 transferred into the account from the Knightsbridge HOA has been returned to the Knightsbridge HOA. They are trying to work together with the Knightsbridge HOA to get the situation resolved. As of now they have not suffered a financial loss but will if they have to return the \$7,000 to Knightsbridge.

He called Susan Murray who told him as soon as she received the information from Trex she would be able to prepare the financials.

I asked what other excuses Kenneth provided them in regards to the financials. He could not recall. He advised they received a one page report at the annual meeting which had inconsistencies. He pointed this out to Kenneth who advised he was waiting for the accountant. The accountant advised she was waiting for Trex. Frank could not remember what the inconsistencies in the document were.

Frank did not talk to Kenneth about retiring, but the previous President did. I asked if he noticed a change in Kenneth's demeanor or physical appearance towards the end of his working for them. He advised Kenneth was less definitive about anything he was saying. He advised Kenneth was usually "buttoned up." Then for a couple of months they could not get anything straight from him which was unusual.

The above is a synopsis of the statement. For complete details refer to the statement which I copied to CD and turned into Evidence.

During the course of the investigation I subpoenaed records from TIAA Bank. The records showed \$12,500 was transferred from Knightsbridge account [REDACTED] to Trex Management account [REDACTED] (refer to Attachment One). \$24,500 was transferred from Knightsbridge HOA account [REDACTED] to Trex Management account [REDACTED] (Attachment One).

\$10,000 was transferred from Knightsbridge HOA account [REDACTED] to Boca Tierra account [REDACTED] (Attachment Two). \$15,000 was transferred from Knightsbridge HOA account [REDACTED] to Boca Tierra account [REDACTED] (Attachment Two). \$20,000 was transferred from Knightsbridge HOA account to the Hollows account [REDACTED] (Attachment Two). The total amount transferred out of Knightsbridge HOA was \$82,000 with \$37,000 going directly to the Trex Management account, \$25,000 directly to Boca Tierra, and \$10,000 directly to the Hollows. Boca Tierra had \$11,900 transferred from their account to Trex Management. As of 10/13/17 \$10,000 was transferred from Boca Tierra into Trex Management. On 10/13/17 \$10,000 was transferred from Knightsbridge HOA to Boca Tierra, this equaled all previous transfers out of Boca Tierra to Trex Management (Attachment Three). The Hollows had a total of \$7,000 transferred from their account to Trex Management although the Hollows account received \$20,000 from the Knightsbridge HOA account (Attachment Three). In total, the Trex Management account received \$56,900 in funds based on transfers from the three association accounts (Attachment Four). In reviewing the records from TIAA Bank I noted the monetary transfers into the Trex Management account typically occurred when the account balance was low or was negative (Attachment Five).

transactions from the Trex Management account included ATM withdrawals, purchases for airline tickets, numerous transactions at retail stores, and transactions at coffee/food establishments. Checks were also routinely made out to Kenneth Modica and Korinne Modica. The monetary amount of the checks was consistent.

IP address records were obtained from TIAA bank in relation to access to the Trex Management account. The IP addresses were linked to Verizon, AT&T, and Comcast. Comcast was unable to find any subscriber records. AT&T records showed the subscriber information was Trex Management of Palm Beach. The account was established on 10/18/16 but was now cancelled. The contact name on the account was Corinne Modica. Verizon records showed phone number 561-504-8359 accessed four of the five Verizon IP addresses provided by TIAA Bank. Phone number 561-504-8359 is registered to Korinne Modica. Subpoenaed records from American Airlines showed eight tickets issued to Korinne Modica, phone number 561-504-8359. The airline tickets were purchased with funds from the Trex Management TIAA account.

On 4/30/19 Detective Burlage and I interviewed Korinne at her residence. The interview was audio recorded. I read Korinne her Miranda Rights which she advised she understood. She signed the Miranda Rights card and agreed to speak with me. She advised the following: Trex Management was a property management company that oversaw the general needs for HOAs. She was the Executive Assistant and was responsible for phone calls, financials, and the goings on with the company. Her dad was the owner of the company. He mainly went out and performed any duties that had to be done with the properties. In regards to the financials it was her responsibility to compute things, make sure things were put in for each home owner/what they owed, and make sure contractors were paid. Years ago her dad had an office, but then the company was run remotely from her father's house. For the most part she was the person who paid checks, but sometimes the accountant would do it. She was mostly responsible for paying people. They typically received checks as payment and the checks were mostly mailed to them. The mail went to a PO Box that would be checked by her or her dad. She was the person primarily in the office. They did have an accountant, Susan Murray, who balanced the account for taxes. Her dad did not handle the books. She mostly handled the books, which is why she was concerned. She advised she knew they were saying things were not transferred correctly. Between her

and the accountant they had an attorney at some point and were trying to make sure it had been resolved. She advised whatever they are owed or whatever is going on she wants to make sure they get what they need. I asked if she was referring to the civil case which she advised she was. I asked what happened with it. She said they were in the midst of trying to resolve things with them. She did not know where they were at, but thought they were at the tail end of it. I asked if she was part of the civil suit or it was all her dad. She advised it was in her dad's name, but she felt responsible because if it were mistakes made on her end or the accountant's, and her dad was very sick at the time. They were just trying to make sure everything was paid back. She said they always had a good relationship with them and her dad is an amazing upstanding person. She advised she felt like she was too (an upstanding person), and she felt like it became a giant misunderstanding. I asked about her dad being sick. She advised he had some strokes. She stated he really never handled that aspect of things; he was typically in the field doing manual work. She advised she was taking responsibility and whatever she could do to fix it she would love to do. I asked if she was a signer on the Trex Management account, which she confirmed she was. She was not sure if she was a signer on the accounts for the HOAs, but she could not write checks for the accounts. She had access to the online accounts of the HOAs as they managed the accounts. She thinks what happened was there were errant transfers that were made and they were trying to make sure whatever they needed was transferred back. She advised somehow things were transferred into the wrong accounts and into other community accounts and their (Trex) account. I asked how that would have happened. She advised, "Honestly, I don't know." She further advised there were errant mistakes made and the numbers were off. She said they said to tell them exactly what it is so they could resolve it. I asked if there was ever any reason why funds from the HOAs would need to be transferred into the Trex account. She advised not unless they owed money for services; however, she confirmed the HOAs mostly paid with checks. I pointed out that there was really no reason to go into the HOA accounts and pay Trex. She advised that was right, unless it was by error. I asked if Trex Management had a debit card. She advised there was. I asked who used the debit card. She advised, "Me primarily I believe."

I confirmed they did management for Knightsbridge of Polo Club, the Hollows, and Boca Tierra. I advised between those three associations over \$56,000 was transferred from the accounts into Trex Management. She advised she didn't know because the attorney was dealing with it and they were supposed to just be able to transfer the money back. I told her she said she was the person who would have done the transfers, which she confirmed was right. I asked how it happened. She advised it was done by error, that either she or the accountant would have done it at some point. She advised she accidentally transferred things and usually tried to flag them and transfer it back. I asked if she had to login to the individual accounts to make the transfer. She advised no. Once she is in the system there is a drop down list they pick from to make the transfer. I pointed out to her that none of the transfers ever went back to their accounts. She advised they were supposed to, which is why she was confused. She advised she knows that they would have written them a check so that is what she was waiting to hear, how they wanted to settle things. She advised they were supposed to let the attorney know or they were supposed to get follow up paperwork to let them know how they were supposed to reimburse them. I told her there was a civil judgment which was never paid. I pointed out to her again I was looking at the criminal side of it.

I told her she was saying she accidentally made the transfers into the account, to which she replied, "Right." I asked how she did not notice an extra influx of money into

Trex Management. She advised at the time she was not following up with it due personal issues and having a lot going on. She advised she was not working full time and she was not paying attention to the books. She advised they were honest with them, whatever mistakes were made they are willing to reimburse them. She advised if it was her fault entirely, and she knows she primarily handled the books, she would have to check with the attorney and see where they stood with that.

I told her one of the interesting things with the transfers is that when the money went into Trex's account, the Trex account was often in the negative. I advised her if the transfers had not been made from the associations then Trex Management would have had negative balances. She advised she was not even paying attention to it at the time. She advised usually the accountant would have overseen that. I pointed out she handled the day to day finances, not the accountant. I pointed out on paper it looked like she made the transfers so she could continue to make purchases out of the Trex account. She advised she knows it sounds terrible and she did not mean to sound like she did it intentionally. She advised she did not do it intentionally even though it seems like it. I told her it did look like it was done intentionally, that transfers went in and then there were clearly personal purchases such as Target, ATM withdrawals, Starbucks, Nordstrom, parking, airline tickets, coffee shops like the Seed, Seven for all Mankind, Sephora, and Delivery Dudes. I told her these were all charges she was making. She stated a lot of them were for business expenses, like when they go out and eat for meetings or for travel. She advised most of them would have been in error if anything. She advised she did not recognize some of them. I asked if it was an error that she used the debit card at some of the places. She advised she did not recall using the debit card for those things. She stated it has been so long she did not recall using them for those things in particular. I asked if she was using the account instead of her personal account. She advised "Not to her knowledge." She advised some of the things she did not even recognize the name of and she would have to look into it. I pointed out everything I named was common so I did not understand how she would not recognize the name of it. She said she was sorry and did not mean to sound evasive. She advised she did not recall some of the things. She advised at this point she would happily reimburse whatever is owed. I pointed out to her the victims would probably like to be reimbursed but they want criminal charges pressed. I advised they did a civil case and her dad did not pay the judgment. She advised her dad would not have been aware of that. I advised I did not see how her dad was unaware, but I could see how she was unaware as she was not named in the civil suit even though it looked like she was the one took all the money. She stated she did not feel that she took all of the money. I asked if she did not feel like she was the one who made the transfers. She stated whatever was made was obviously in error. I pointed out that it was a large error to make. She advised she agreed and at this point she just wanted to know how to resolve it. I told her this was not going away. She wanted to know what to do at this point. I told her I believed the only thing to do was to explain what happened and see what happens in the long run. It was explained that telling the truth and not being evasive would go a long way for her. She advised she would be happy to sit down and talk to them. She was told that we were there to talk to her, not them (the victims). She advised she would have to go back and reflect and see what happened because she did not recall off the top of her head.

I advised she might not know every individual transaction she made with the debit card, but she was the person who handled the day to day finances, she had access to the accounts for the HOAs, her dad did not deal with the finances, and the accountant only balanced the quarterly stuff for taxes. I told her she was the person in control. She said,

"Right." I told her she was the person who made the transfers. She said, "Right." I said there was no doubt she made the transfers. She said she was being very honest with us, that she did not recall the details on some things, but she is taking the blame for being the primary person to handle the day to day finances. I said she was the one who would have made the transfers. I asked the reasoning behind it. She advised she knew the accountant made some of them, but when she (Korinne) made transfers it was to reimburse someone or because they had reserve accounts and were transfers to supplement those. I advised that made sense, but I wanted to know why Knightsbridge's money would be transferred to the Hollows or Boca Tierra. She advised it would be an error. I asked why the money was not transferred back. She advised it should have been, that typically she would tell the accountant. She advised she was not keeping up with things and keeping a close eye on it, which is what she told them. She advised she was not paying attention. She was not going in and checking how much money they had. She was not making sure things were stayed on top of. She was under a lot of stress. Her daughter was having a lot of issues. She was struggling with health issues. She was trying to take the load off her dad. Her whole life she was trying to be the good kid for her parents. She was never one to do anything wrong. When her dad started getting sick and she started getting sick, she felt like she tried so hard to keep everything perfect and together and deal with all the companies, watching her dad start to wind down and get sick and see everything he worked so hard for decline because he couldn't stay on top of it, he wasn't there, that she felt like she wasn't there too. She was not paying attention. She stopped caring about herself and the business. As much as she did care about the business it did not seem like she did because she was not taking care of things the way she committed to. She feels like she has always tried to be the perfect kid, the perfect wife, the perfect mother, and then with all of this stress she basically asked the attorney to find out what it is, whatever they can reimburse them. She advised more problems surmounted with her daughter and her personal life and her dad. Her dad is not well and he is still out working. She guesses she mentally blocked things out. For her she realizes she was being negligent and not paying attention to what she should have been paying attention to. She advised she was not staying on top of things and was making mistakes genuinely by accident and then some thinking she would tell her to reverse this or do that. She advised she is not denying that. She stated she should not be taking all the guilt but she felt like that is who she is and she is just trying to resolve the issue and not make it about her.

I told her it looks like she took everything that was going on and in a moment of weakness took advantage of her position in the company and stole the money. She advised, "I don't feel like I didn't realize I was stealing money. Like I didn't realize that I was making the uh I genuinely genuinely feel like the transfers that were made were in error. And when I would say to transfer them back or or I thought that I was transferring some of them back into other accounts I didn't even realize what I was doing wrong." She advised whatever she did wrong she just wanted the opportunity to make it right. I told her it sounded like she knew she did something wrong, but she did not want to admit it even to herself. She stated it has been a few years. I told her it had been two years but people remembered taking a lot of money. She advised she did not want to admit to doing something that some of the details she did not remember. She advised she did not feel that she "cognizantly did that." She was asked about the purchases. She advised she recalled making some of them. She was asked about the airline flights. She thought it had to do with training. I pointed out there were a lot of flights to Canada and back. She said she was going to do a continuing educations thing and never actually got to go.

I told her it was clear to see the transfers of the money. I told her money from Knightsbridge went to Boca Tierra and then was transferred into Trex. I told her clearly there was a pattern of her realizing the money was there and transferring it, not back to the association it should have gone to, but to the company she was handling. I said she would then make personal purchases. I told her she knew the money was there. She stated she understood how it came across, and she was not trying to evade responsibility, but at this point she wanted to know what she was supposed to do. She wanted to know how to resolve it. I told her there was nothing she could do to make a criminal case go away. I explained the case would be submitted to the State Attorney's Office, they would decide if a warrant would be issued, and anything from there would be dealt with in the criminal court process. She wanted to know what she could do to avoid that or try to resolve things before it gets to that point. I explained to her she could not make it go away, there was nothing to make the criminal case go away. She wanted to know if she spoke to them (victims) if they would drop it. It was explained that she could not contact them as it could be witness tampering which was a serious charge. She wanted them to know she was accepting the blame and she does not want to ruin her life, she has a little girl, and she does not want hurt her parents. She advised she wants to take the blame. If they would be willing to drop the charges she would make sure they were paid back in full. She advised she has not been well. She has been dealing with health issues affecting her emotionally and physically. Her daughter has autism and she wants to be there for her. I told her I could speak to the victims and it was a decision they could make but they had been adamant that they would like to press charges. I pointed out the civil judgment was not paid. She advised she did not know it wasn't paid and that it should have been. She advised she could make sure it was paid. She advised they started with an attorney but the attorney withdrew. She wanted to communicate with them. I made it clear to her that she could not communicate with the victims. I told her that her dad also could not talk to them. I advised I would speak to the victims and explain the situation to them. If the victims wanted to make a different decision they could but as of right now it looked like the case would be presented to the State Attorney's Office. She asked me to let them know that she would be taking responsibility. I told her she could tell me what happened, and I could tell them what happened. I told her I did not know if they would be happy with it if I told them she takes responsibility for it but she's blocked it out. She advised it is not that she blocked it out, but that she did not realize what she was doing. She has never done anything wrong in her entire life. I told her she handles her own finances, she realized she transferred the money, and she knew what she was doing.

I pointed out to her that she admits she makes a mistake but she won't admit she took the money and she knew what she was doing when she did it. She advised, "I truly don't believe that when I was take, when I took the money, I didn't realize when I was transferring things and paying attention, that was truly not always intentional at all." She advised she didn't realize the extent and she did not feel like she realized what she was doing. She feels like she made a mistake and she admits that. She said obviously it was her, if it was not she would be blaming her dad or the accountant. She advised she did not realize to the extent she was doing it. She feels like she was not in control of her own thoughts and emotions and she made a terrible mistake and she just wants to make it right.

She advised she wanted to make it clear that she was taking full responsibility. She advised she is in shock. She does not want to come across as a degenerate who was lying to my face. She knows what she did was wrong, but she did not think that she was cognizant of what was going on at the time because she was under so much pressure. With everything

going on with herself, with her dad, with her daughter, and her husband she feels like she did say "Fuck it and snap and didn't realize the magnitude of what I was doing." She advised she had no idea. She stated, "Sometimes you do some sort of compulsive behavior and it's like out of body and you don't even realize what you're doing." She advised she just wanted to make it right. I told her this was outside of normal behavior for her, which she agreed. She advised she did not want to ruin her life; she just wanted to make it right. She advised she wanted to resolve everything with them and give everything back to them. She advised she was accepting guilt. I asked if her father was involved in it. She advised "Not at all." I asked if he was surprised to learn about it. She said "Yeah." She also stated he has been so sick and had nothing to do with it. She advised it was all her, and I could handle it with her directly.

She said the situation is her fault. She made a huge mistake. She advised she feels like mentally she was not in a good place and emotionally she just cracked and snapped. She advised there is never a reason that makes it okay, but the reason she feels got her to this place is an inordinate amount of stress. She said she is taking the blame entirely on herself, but she wants to be able to right whatever wrongs she made. She said, "I fucked up. I wasn't in my right frame of mind." She advised she cared about the people (victims), they have been friends over the years. She advised it did not sink into her what she was doing because she was under a lot of stress. She advised she was not trying to make the situation go away, but she wanted to be able to make it right. She wanted to be able to reimburse them and apologize. She denied they were having any financial difficulty. She advised she mishandled things because she wasn't in her right frame of mind.

The above is a synopsis of the statement. For complete details refer to the statement which I copied to a CD and turned into Evidence.

I spoke with Susan Murray on the phone. She advised she is a "very gullible trusting person." She believes any errors were because they didn't know what they were doing. She advised there were reserve account and operating accounts. Some things might have been transferred to the wrong associations, but she believed that was done in error. She advised she did not have as much access to the records towards the end. I explained to her I would like to get a statement from her. She was hesitant to be involved in a "legal matter" because she was sued at the time Kenneth was and ended up having to pay \$5,000 even though she had done nothing wrong. I explained to her that I was investigating a criminal case. She wanted to know if she needed an attorney. I explained that was up to her, that I was not looking at her as a suspect but needed to understand her role in the company. She was willing to meet with me or provide a statement over the phone as she is in Deerfield Beach; however, she advised she was not alone at the moment. She requested my name and number so she could call me back to arrange a meeting. I provided her with my information so she could contact me; however, she never did.

It should be noted that during the course of the investigation efforts were made to speak with Kenneth, including multiples meetings being set up via email with a person identifying themselves as Kenneth; however, the interviews never came to fruition.

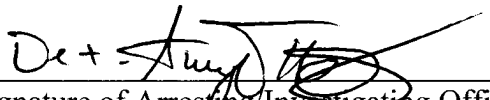
In summary, the financial records in this case clearly show funds transferred out of the Knightsbridge HOA accounts went to the benefit of the Trex Management account. IP address information showed Korinne accessed the Trex Management accounts. Plane ticket records show transactions completed via the Trex Management account went to Korinne's benefit. Korinne admitted in her statement that she was the person responsible for the Trex

Management account, and she believed she was the primary person using the debit card for the Trex Management account. Korinne accepted responsibility for the transfers but denied the transfers were done intentionally or while she was cognizant of what she was doing; however, the Trex Management bank statements clearly show the transfers into the Trex Management account were done at a time when the account was low or even in the negative. Furthermore, there were no transfers out of the Trex Management account into any of the managed HOAs and the funds transferred into the Trex Management account were clearly used for personal purposes. Based on the evidence obtained in this case, Korinne Modica DOB 9/13/85 deliberately and on multiple occasions transferred funds out of the Knightsbridge HOA account which resulted in a loss to the HOA of over \$50,000; therefore, probable cause exists to charge Korinne Modica with Organized Scheme to Defraud per FSS 817.034(4a1) and with Grand Theft over \$20,000 per FSS 812.014(2b1).

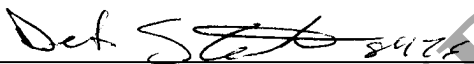
State of Florida

County of Palm Beach

The foregoing instrument was sworn to or affirmed before me this st day of 2019, by Detective Amy Thomas 9175 who is personally known to me.



Signature of Arresting/Investigating Officer
Name of Officer: Detective Amy Thomas 9175



Notary Public/Clerk of Court/Officer (F.S.S. 117.10)
Detective Steven Banuchi 8476